

COUNCIL
AGENDA

NOV 12, 1974

SPECIAL

THE CORPORATION OF THE CITY OF MISSISSAUGA

A G E N D A

SPECIAL COUNCIL MEETING

TUESDAY

NOVEMBER 12th, 1974

7:30 p.m.

FOREST GLEN COMMUNITY ASSOCIATION - Brief attached

NOTE: This brief was received at 1:30 p.m.
Friday, November 8, 1974.

November 8th, 1974

Mr. D.R. Turcotte, A.M.C.T.,
City Clerk,
City of Mississauga,
City Centre Drive,
MISSISSAUGA, Ontario
L5B 1M7

RE: FOREST GLEN COMMUNITY ASSOCIATION
FILE 44-74

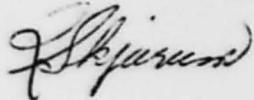
Dear Mr. Turcotte:

This will confirm that we will attend the council meeting to be held on the evening of Tuesday November 15th at 7:30 P.M. to present a brief from our association.

We would appreciate it if copies can be made and distributed to council with their agenda.

Our sincere thanks for your courtesy and assistance in this matter.

Yours very truly,



Rudy Skvarun, President,
Forest Glen Community Association

RS/MS/jhu

RECEIVED	
REGISTRY No.	10149
DATE	NOV 8 1974
FILE No.	4-74
FILED BY	30 PM
CLERK'S DEPARTMENT	

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FOR PURPOSES OF THIS PRESENTATION, THE BOUNDARIES OF THE AREA UNDER DISCUSSION ARE DESIGNATED AS FOLLOWS: DIXIE ROAD, BLOOR STREET, THE POWER LINE AND BURNHAMTHORPE ROAD.

PREAMBLE:

We designate ourselves the "Forest Glen Community Association" because we welcome into membership all people who live in our area. The area itself has a highly transient one and in the main our membership (2.00 per home) comes from the homeowners. Since the second year 80% of the homeowners have joined the association annually.

The Association was formed in 1968. At the 1969 Annual General Meeting, Mayor Speck was a guest and concerns around traffic and debris were discussed.

1969 saw the organization of the Boys Baseball League and the Badminton Club. The Association ran regular Saturday P.M. movies and a May 24th fireworks display.

In conjunction with the Fleetwood and Burnhamdale Associations we forced a boundary re-distribution pertinent to municipal representation.

1970 saw the formation of baseball leagues for ladies and girls and the start of the Community School.

1971 was the year of our first services brief presented by in a delegation to council. In this year as well we compiled and presented our brief to the Sages committee and opposition to a proposed re-zoning involving the construction of 331 townhouses in the North East section of our area. We also supported the young people of our area in establishing the Youth Involvement Centre.

1972 saw agreement with Dixthorpe Developments regarding the aforementioned Townhouse development, the presentation of a second services brief and launching of a campaign to raise \$150,000.00 for the Burnhamthorpe Community Centre.

1973 and 1974 have seen a continuation of efforts re the B.C.C., increased volume of use of the Community School and a personal contact program by our Mr. R. Robinson on the services theme.

Unfortunately, when this area was developed, planners were persuaded by developers that all forms of housing should be represented in the same community. The division of house types was made on an acreage basis rather than on a unit basis. The result is that there is as many acres of apartment housing as single family housing, as many acres of town house housing as semi-detached (perhaps more). We have horse and rabbit stew (one horse, one rabbit). Nothing can be done about existing buildings other than insist on proper maintenance. The city owes a responsibility to the residents because of this inept planning in the past to supply far more social amenities and services than in other geographical areas. The city has created the problem, perhaps it will learn from this mistake. The residents are entitled to insist that the total community bear the cost of past planning mistakes.

(1) Traffic Control: We ask Council to make a study on the area:

(A) To determine methods to better control speeding on the residential streets.

(B) To consider the advisability of stop lights at the intersections of Burnhantown & Havenwood, and Fieldgate & Burnhantown -- this latter an especially urgent need in view of bus discharge point and one recent fatal accident.

(C1) Institute measures for traffic control along Burnhantown Rd.

(C) To consider the advisability of stop streets at Gulladen and Havenwood, and Haven Glen and Havenwood, to control speed and for greater safety of the children going to Gulladen Public School, Glen Haven Senior Public School, and the Burnhantown Community Centre.

(C4) Establishment of stop signs along Fieldgate drive at intervals appropriate to the protection of children attending Glen Forest Senior School and Forest Glen Public School.

(D) Some method of controlling the use of Williamsport as a by-pass.

(2) That the City explore methods of forcing owners of rental Town Houses and Apartment Buildings to provide adequate parking facilities for visitors to prevent the use of streets as municipal parking areas.

(3) Maintenance of City owned property:

Boulevards on Burnhantown, Glen, Dixie, Fieldgate, and Williamsport are cut only twice a year. It is ridiculous that this low standard of housekeeping is tolerated in this high-density area. Surely city boulevards should not be maintained in high density areas as farm roads in rural areas. The boulevards have become auxiliary garbage dumps. If the City refuses to maintain its property, it cannot expect absentee landlords to maintain theirs.

- (4) City owned Parks are not kept free of litter and debris, in particular the park adjacent to Glen Forest Secondary School. Because of intense use debris, pop cans, beer bottles and food wrappers are common place. The City has not provided adequate maintenance demanded by the intense use of this park.
- (5) Fieldgate Plaza: This Plaza has been a continual source of annoyance to residents since inception. Attached to this brief is a copy of a letter from Robert Clark, dated October 27, 1978, to the then mayor. Despite continuous representations to the City no effort is really made to insure that the litter and debris brought to this Plaza, particularly to the Smoke Shop, is controlled. Council is undoubtedly aware of representations made by the Fieldgate Homeowners Association. It seems inconceivable to this Association that the City By-Law Enforcement Officers have done little to justify their existence in enforcement of by-laws in respect to this Plaza. In our view the City should make representation to the Region to establish Divisional Police Headquarters in this area.
- (6) Apartment and Rental Accommodations: When the Forest Glen area was developed a higher than usual area was set aside for Apartment and Town house development on a rental basis. The quality of Apartments and Town Houses erected at inception was to minimal standards. These units have not been properly maintained by absentee owners. In our view extra effort should be expected from the City By-law Enforcement Officers to upgrade the standard of maintenance, in particular the Town Houses on Williamsport and Havenwood and the Apartment on the south end of Havenwood leave a lot to be desired.

The location of a Divisional Police Headquarters in the area might even improve the accommodations at the Kookuk.
- (7) This Association was promised that Havenwood Drive to connect with Gulladen would be completed and opened before the opening of the Community Centre. The Community Centre is difficult ^{to reach} from any direction except the north. At one point this Association had been advised that tenders had been let but this advice was clearly wrong. We expect Council to immediately authorize the immediate completion and opening of this road. We see no reason for further procrastination.
- (8) The remaining undeveloped property on the east side of Havenwood Drive between Burnhamthorpe and Haven Glen ^{must} be developed under the present R4 zoning. This community would oppose, and would expect Council to oppose any effort for any high density housing for residential use. Any land available for building in this Community must be zoned for single family dwellings in accordance with the R4 zoning.
- (9) The imminent approach of winter points up the need for top priority snow removal in this densely populated area with specific emphasis on side walk ploughing and clearance of pedestrian crossings.

(10)

We wish to thank those on Council for making sure during the past month that mattresses and other articles put out by householders are being removed by special garbage pick-up that in the past had usually been left for days on end.

We trust that Council will continue to make sure that this service is carried on, and that the community is apprised of pick-up dates.

We thought it only fair that Council should receive a copy of our letter dated July 8th, 1971 addressed to John Corney.

Council has received tonight a copy of the petition signed by 609 residents of this area over a two day period.

October 22, 1969.

Mr. A. Scrobacky,
39 Kamorne Ave.,
DOWNSVIEW, Ontario.

Dear Sir:

The Town of Mississauga is continually being plagued with complaints from the residents in the Bloor Street east area about the condition of the plaza that you own and have leased out to tenants. I inspected this plaza myself and found it to be in a very untidy condition, with papers and debris littered over the parking area of the plaza and also abandoned cars and trucks left sitting for an undue length of time.

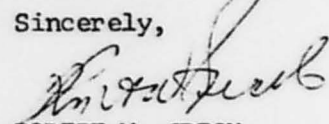
I understand that one store in particular - a variety store - the tenant of which appears not to care what his customers do by way of spreading paper wrappers, debris, etc. over the plaza.

I also understand that the tenants pay a fee in their rent to you to keep the plaza in a reasonably clean manner, and the majority of them are disturbed that this is not being carried out.

May I say that the town does not intend to continue to be plagued with these complaints, and I would ask your cooperation to keep this plaza in a much more satisfactory condition, and if not, the town will take measures to see that it is done.

We would appreciate your cooperation in this matter, and expect that the condition of this plaza will improve immediately.

Sincerely,


ROBERT W. SPECK
Mayor

RWS/c

July 8, 1971.

Mr. John Corney,
Town Clerk,
Town of Mississauga,
Municipal Offices,
4100 Hurontario Street,
Mississauga, Ontario.

Dear Sir,

Enclosed is our report compiled by the Forest Glen Community Association regarding SC012. On reading your original letter, we feel that you are asking us for information pertaining to our immediate area (East of Dixie, South of Burnhamthorpe, North of Bloor and West of the Hydro Lines).

The attached reports on (a) Services (b) Police (c) Library and (d) Recreation should point out to you where in our opinion a great deal of improvement could be made.

We live in a very high density area. A great many of our problems result from the over crowding of people and the tardiness of the Town to maintain this number of people in a confined area. By-laws and By-law Enforcement are inadequate for this dense area as our report on Services will indicate.

Our library facilities and the present library system are inadequate and ill placed for our needs.

Regarding outdoor Recreation Facilities i.e. (Ball diamonds, Soccer pitches etc.) our main problem appears to be a lack of liaison between the Board of Education and Parks and Recreation whereby Parks and Recreation issue permits to us for facilities and then state that because the facilities are property of the Board of Education Parks and Recreation will not maintain same. These facilities have 100% usage and due to lack of maintenance it is difficult to participate in sports with " concrete infields and jungle-like outfields".

We as a volunteer community association wholeheartedly support community use of schools where practical and encourage the Town of Mississauga toward a better liaison with the Board of Education regarding high costs of school usage.

Due to overplanning of Forest Glen we strongly urge no more future development of our area, except for present commitments. We know our parkland is well below Town Standards and would suggest that any land slated for rezoning in our area be put to this use to accommodate the 10,000 people who live here now.

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Expanded Role of Mississauga Government.

Representing our interests to Queen's Park and Ottawa.

We as residents of Mississauga have for some time now, suffered from the effects of policies which bear "made in Queen's Park" or "made in Ottawa" stamps. By this, we do not mean totally general items which are the problems of politicians but items which interfere with or infringe on our daily living. Examples of this are: broken bottles in plazas (the non-returnable bottle problem); detergents with phosphates etc. (river that foams at the mouth problem); misleading advertising (the what is it actual worth or how much per ounce problem) etc.

While we as citizens can undoubtedly do something, we lack both the time and channels of communications to be really effective. In this regard, we suggest you make the Mississauga Government responsible for:

- (a) working for us re the items such as those mentioned above
 - (b) reporting back to the Community Associations any information on the many relevant acts under discussion by Senior Governments. We would like to see this a priority item.
- We would also like to be advised regarding the following:
- (1) Dates of all Council and Department meetings and the agenda of such meetings
 - (2) How does an average person with a minimum of trouble get copies of Laws and By-laws as well as access to people who can interpret them.

We do trust that our comments will assist you in your final report to the Town Council to enable us to have a Better Mississauga.

Yours truly,

Ruth A Thompson,
President, F.G.C.A.

Joyce Pernokis,
Secretary, F.G.C.A.

RT/jp

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SERVICES.

1. Maintenance of School Properties.

More effort should be taken to ensure that boulevards, lawns etc surrounding school properties be maintained to improve the general appearance of the area.

2. Vacant Lots, Building Sites.

From what we can gather from the information received from Town Council, there is practically no legislation forcing owners of vacant lots and building sites to keep property weed free. Vacant lots are an eyesore and a hazard to children. We would like to see by-laws passed forcing the owners to spray for weeds and keep property free of debris. Boulevards surrounding these properties are a mass of noxious weeds resulting in a general downgrading of the area. If there are existing by-laws they should be strictly enforced.

3. Apartment and Townhouses.

While the tenant is responsible for the cleanliness of their own unit, nobody seems to assume the responsibility for the upkeep of the exterior and surroundings. We strongly urge a minimum maintenance by-law be passed and strictly enforced. Boulevards, lawns etc are a disgrace in our area. We feel that owners of these properties should be forced to provide outside maintenance as well as inside. 99% of homeowners take a pride in their property. The area is run down by multiple dwelling owners.

4. Parks and Surroundings.

We understand that the grass is cut three times per year. This seems to be adequate for park area but not for boulevards surrounding park property. Weeds grow in abundance on these boulevards.

5. Hydro Basements.

Weed control is grossly in dequae. We suggest they be paved and used as a traffic thruway.

6. Plazas.

We strongly urge a housekeeping by-law to be strictly enforced on plazas especially Forest Glen Plaza at Fieldgate and Bloor. We have been promised Security Guards, Bicycle racks and a cleaner plaza. Nothing has been done on these items to our knowledge. Boulevards surrounding the plaza are a disgrace. The majority of store owners supported the Forest Glen Community in our endeavours to clean up the plaza but unfortunately the main offender could care less about cleanliness.

7. By-law Enforcement.

To have only four By-law enforcement officers in a town

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of this size is nothing short of ludicrous. Mr. Moore does a fantastic job but four men can only do so much. Existing By-laws on Garbage and Weed Control are not enforced due to lack of manpower. We strongly urge a larger staff for Mr. Moore so that we will not continually be forced with apartment and townhouse as well as homeowners putting garbage out on Fridays for collection on Mondays.

We realize that all these proposed By-laws and Enforcement cost money. Our Association feels that low taxes means a low standard of living. Let us strive to make Mississauga the Wonderful place it is advertised to be.

POLICE.

Mississauga is at a critical stage with regard to the number of police personnel necessary for our growing population.

From here, on in, to match the ratio of police to citizens of centres now larger than ours we must drastically add to the strength of our police force.

In order to cope with this change in the nature of the policing function and in order to cope with the dramatic increase in size which is required, we feel that the police department must make plans and changes now. One of these changes we submit is a change to a system of regional police offices. Since so much of the town's population is in (our) Ward 2 we would expect you to establish one in Ward 2 in the near future. Since so much of the troubles in Ward 2 result from the high transient population in rental units in the East of Dixie area we would earnestly suggest that a Ward 2 regional office be located "where the action is" East of Dixie Road.

LIBRARY.

We feel that our library system has a basic choice to make in the next two or three years. Are we going to set up three or four major regional libraries in order to reach as many different people as possible or are we going to build sophisticated, central facilities so that a minority of our people can pursue their interests?

In discussions with library staff members, we have confirmed the following relevant facts:

- (a) even with our new expansion, we will have only 0.27 square feet of library space per town resident versus a minimum acceptable standard of 0.5 square feet per person.
- (b) a regional library, to make proper use of the required trained staff and to give the reasonable choice required by the typical library customer who doesn't know ahead of time what he or she is looking for should have a minimum of 40,000 volumes on the shelves. We understand that none of our regional libraries meet this criterion.

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- (c) a reasonable facility, whether it be central or regional, should have at least three seats per thousand people that it serves. Our central library (which would make a good regional library) will only have 130 seats, versus a required 450 seats, when it is completed.
 - (d) the much-touted move to integrate libraries with school facilities has been all talk and no action for years now. It is a red herring which doesn't stand up to the tests of : proper security for the rest of the school, separate adult reading section not available to very young students, co-ordination of separate staffs which each have different objectives and problems and a ready access on the many occasions where the school is in full use for other events.

On this basis of the above facts, we feel strongly that our town should:

- (a) opt for the regional system
- (b) get on with the job of providing adequate facilities by greatly expanding the funding of our libraries
- (c) stop all discussion of multiple use of high schools and cleaning staff if you wish, but put up your own building.

RECREATION FACILITIES.

This Association supports completely the use of our schools for community use. The recreation department has done a fine job in co-operation with the local recreation group to-wards using the schools this past year. We do urge better liaison with the Board of Education regarding school costs.

Outdoor facilities in our area are very inadequate and those facilities in use are poorly kept and in some cases a hazard to participants:

- (a) recreation boasts of certain ball diamonds which they issue permits to us for use but because they are school property they are unwilling to spend money for adequate maintenance.
- (b) the infields are under recreation jurisdiction and the outfields are cared for by the Board of Education.
- (c) soccer pitches in many cases placed between two ball diamonds and if baseball is being played, soccer cannot be, thus creating a shortage of soccer pitches.
- (d) because of the shortage of facilities, organized sports use up most of the facilities, thus leaving no where to play for the youngster who wishes to bat a ball or kick a football etc and who doesn't wish to join a league.
- (e) in its first year of operation the tennis club is overcrowded and has turned people away, obviously the number of courts is inadequate for the number of people wanting to use them.

Finally we would urge that the town, when planning a complex like the new Fleetwood Park or the new park west of Gulliden Jr. School, co-operate with the groups already organized in the area (Forest Glen Baseball Association, Forest Glen Softball Association, Mississauga Soccer and Football League).

These groups are in the best position to know what is needed and their suggestions could be a guide to planning for our people rather than what looks good from a recreational point of view.

MISSISSAUGA ONTARIO

FLEETWOOD VILLAGE Homeowners Association

October 31, 1974

Mr. A.W. Abraham,
Forest Glen Shopping Centre Limited,
2828 Bathurst St.,
Toronto, Ont.

Dear Mr. Abraham:

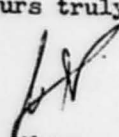
Over the past several years, the membership of the Fleetwood Village Homeowners Association, have voiced their dissatisfaction about the condition of the grounds of subject Plaza located at Fieldgate and Bloor Streets.

The merchants maintain good housekeeping practices within their premises, but this obviously is not a fact insofar as the grounds and parking facilities of the Plaza are concerned.

Unquestionably the Plaza is a great convenience to the people in this local, but debris and broken glass are not conducive to encouraging people to shop there, when within five minutes driving there is a choice of a good many other Plazas who do consider general housekeeping necessary and important.

We are sure that better maintained grounds would induce more people to use the facilities offered, and at the same time improve the image of this particular Plaza.

Yours truly,



J. Mizun
President-Fleetwood Village
Homeowners Association.
3551 Silverplains Dr.,
Mississauga, Ont.

cc: Dr. M.L. Dobkin, Mayor,
City of Mississauga,
Mr. M.E. Gregory, Councillor, Ward 3
Mr. R. Skjarum, President, Forest Glen Assoc. ✓
Mr. R. Beaulieu, President, Burnhamdale Assoc.

City of Mississauga

MEMORANDUM

To Mr. I. F. Markson.....
Deor. City Manager.....

From Keith A. Cowan, P. Eng.....
Director of Building Standards
Dept Engineering, Works and Building

November 8th, 1974 1974

SUBJECT

Status - Forest Glen Area - By-law Enforcement.

ORIGIN

Special Council Meeting of November 12th, 1974, and
your memorandum of October 22nd, 1974.

COMMENTS

I have just concluded a thorough study of the situation
relative to by-law enforcement in the Forest Glen Area,
in fact all of Ward 3. My investigations have included
the following:-

1. A personal inspection of the area in company with
the by-law enforcement supervisor and the local
by-law enforcement officer.
2. A study of the past history of the area.
3. Two by-law enforcement officers have spent the past
week in the area detailing any by-law infractions
and/or instances of untidiness.
4. Conversations have been held with other departments
relative to their experience in the same area.

Appendix A gives a brief history of the by-law
enforcement function of the department and shows the
number of personnel assigned to this task over the past
few years. Also included are two maps showing the
territory formerly assigned to by-law enforcement
officers present and projected coverage when the two
additional officers are hired.

Appendix B shows the budget sums approved for this
work since 1970.

Continued.....

*DAW
RC*

Bylaw

Mr. I. F. Markson
Page 2

Appendix C lists the approximate number of complaints received from this area and the method in which they are handled. This information is difficult to retrieve because records are not kept by any particular area.

(Note - we propose to break the complaints down by wards in the future).

Appendix D - Copies of the special recent reports from two by-law enforcement officers and a report from Supervisor C. C. Moore.

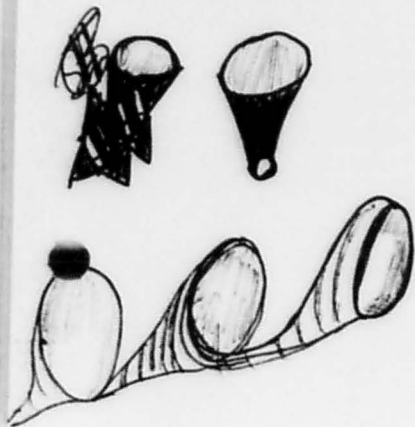
On my inspection of the area I had several initial impressions (incidentally, it was a garbage day).

1. The area is characterized by a high population density (Apartment houses, townhouses mixed with single family dwellings).
2. The area in general was quite neat, but there were a few instances of untidiness, mostly related to garbage or debris, and principally in the areas of the shopping plazas.
3. Some boulevards appeared not to have been mowed for some time.
4. There were signs of vandalism in the area of one of the shopping centres.
5. Several small shopping plazas had large piles of garbage bags out in front, ready for pick-up.
6. One or two apartment buildings had balcony railings which needed painting, but most appeared to be quite neat.
7. There were several instances of refuse left behind after the garbage collection.

As might be expected in an area of dense population, there is a great deal of refuse generated in a relatively small space. There is no question that areas of high density need extra attention from the point of view of by-law enforcement and maintenance.

Referring once again to Appendix A, you will see that we plan to use our two new inspectors in a way that will reflect this thinking. One man will be a "floater" who can concentrate on problem areas that need persistent attention. The second man we plan to use on enforcement of "minimum standards". This refers to apartment house maintenance both inside and out. We feel that these two extra men will help a great deal to maintain a neater and safer area.

CONCLUSIONS

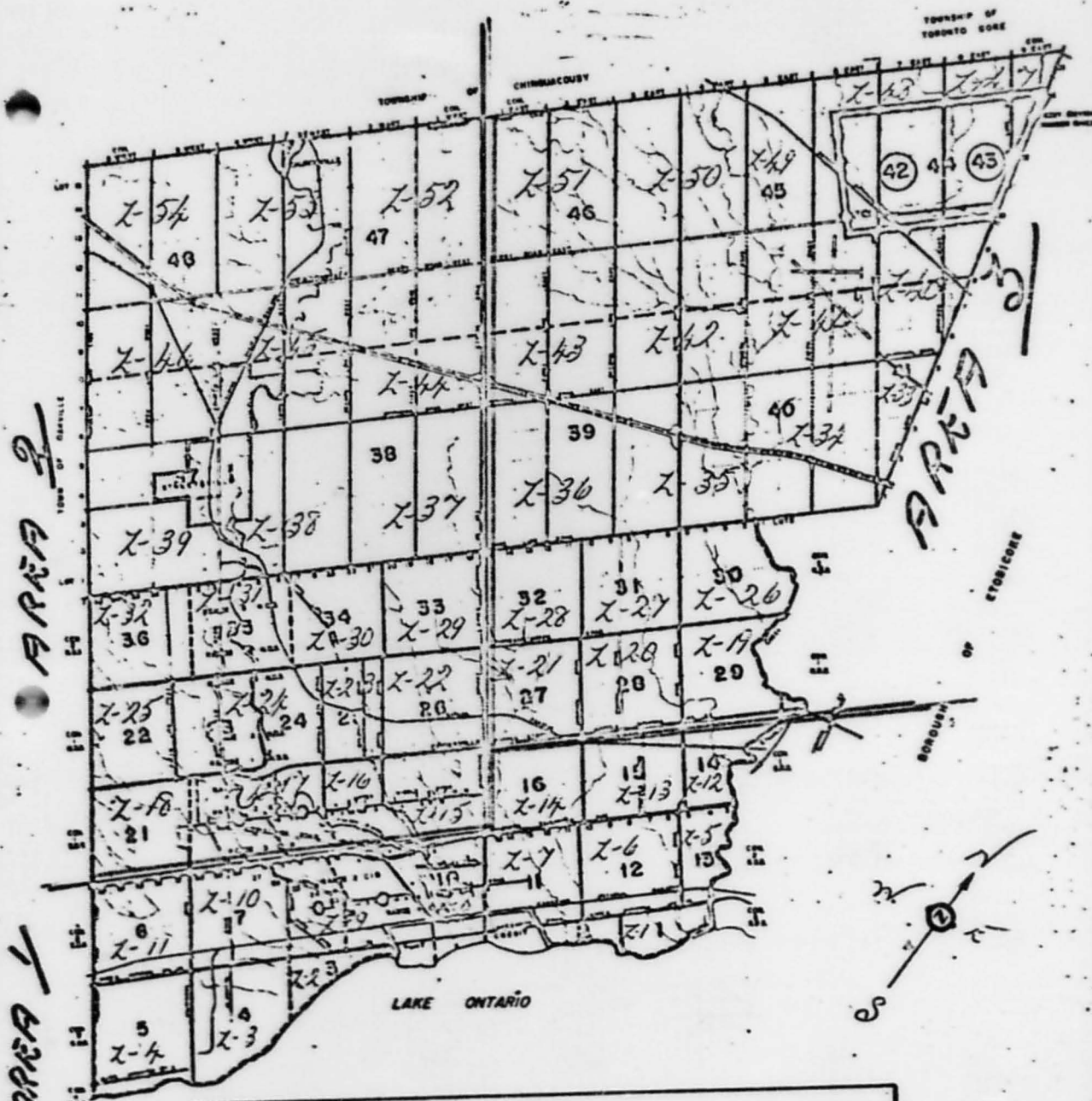


KAC/ic

Keith A. Cowan
Keith A. Cowan, P. Eng.
Director of Building Standards

APPENDIX A

1967	-	By-law Enforcement Commenced.	
	Personnel	-	1 Supervisor 2 Inspectors
	Population	-	107,761
1968	-	Personnel	- no change
	Population	-	121,942
1969	-	Personnel	- no change
	Population	-	132,250
1970	-	Licensing and By-law Enforcement Combined.	
	Personnel	-	1 Supervisor 2 By-law Enforcement Officers 2 Licensing Inspectors
	Population	-	137,918
1971	-	Personnel	- No Change
	Population	-	150,000 (approximately)
1972	-	Personnel	- 1 Supervisor 3 By-law Enforcement Officers 3 Licensing Inspectors
	Population	-	174,584
1973	-	Functions split.	
	Personnel	-	1 Supervisor 3 By-law Enforcement Officers
	Population	-	201,285
1974	-	2 additional by-law enforcement officers approved, now in process of hiring.	
	Population	-	222,437

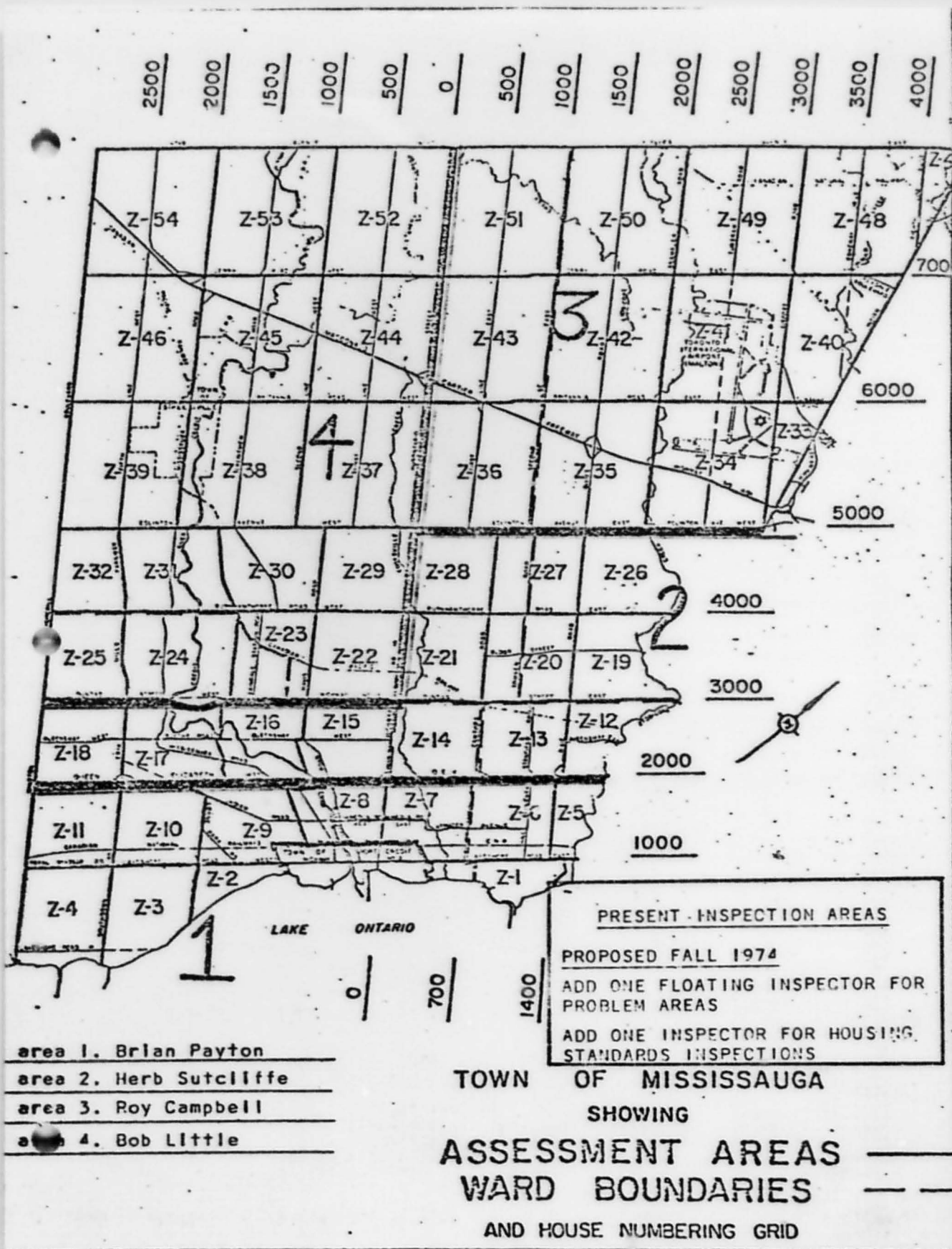


DEPICTING INSPECTION AREAS PRIOR TO MARCH 1/74

SCHEDULE 'A' TO
BY-LAW No. 5500

KEY MAP

SCALE 1" = 10,000'



APPENDIX B

BUDGET ALLOTMENT FOR BY-LAW ENFORCEMENT SECTION

1970	-	\$ 29,745.00
1971	-	\$ 31,000.00
1972	-	\$ 42,800.00
1973	-	\$ 62,900.00
1974	-	\$ 94,685.00

APPENDIX C

COMPLAINTS

Complaints may be received in any one of the following ways:-

	<u>Percentage</u>
1. Through a member of Council	15
2. By letter	20
3. By telephone	60
4. Personal visit	5

These complaints are given to the officer for investigation who pays a visit to the offender and points out the infraction.

In virtually one hundred percent of the cases where this is done, the party takes corrective action. Disputes sometimes arise, but over a period of time they are resolved. In some cases the offender is difficult to locate. Complaints regarding minimum standards on rental properties often take months to rectify as the owner clears up the list of items one at a time.

A typical list of complaints about an apartment house may be quite lengthy.

The approximate number of complaints received annually from this area is as follows:-

1970	-	38
1971	-	11
1972	-	34
1973	-	37
1974	-	55

I am told that none of these complaints went to court.

Appendix "D"

CITY OF MISSISSAUGA BUILDING, ZONING & LICENSING DEPT.
REPORT

INSPECTOR C. C. Moore

DATE October 31, 1974 FILE NO.

SECTION By-law Enforcement Supervisor

BY-LAW ENFORCEMENT SECTION
STATUS REPORT

RE: FOREST GLEN AREA

This office has received some 3,000 complaints for investigation since January 1, 1974 in the City of Mississauga.

It should be understood that the majority of these complaints necessitate several inspections before they are rectified.

Apart from the items recorded as complaints, the By-law Enforcement Officers of which there are four, observe many by-law violations during the daily travels. These of course also receive the Officers' attention.

As to the area known as Ward 3 which constitutes approximately one half of the area covered by the By-law Enforcement Officer in this instance; however the Officer spends much more than 50% of his time in Ward 3.

The most prolific complaint in this area pertains to garbage and results no doubt to the density of population and occupancy changes.

The area is being continuously patrolled by the area officer in an attempt to carry out an effective By-law Enforcement programme.

Authorization has recently been given by Council to employ two additional men and it is the intent of this office to place those men in areas which demand such extra supervision and hopefully result in a cleaner environment for all and less complaints for the City to investigate.

The volume of work for the By-law Enforcement Officer is such that in the writer's opinion Ward 3 should qualify for at least part time additional services as soon as the staff is available.

. . . 2

CITY OF MISSISSAUGA BUILDING, ZONING & LICENSING DEPT.
REPORT

INSPECTOR

DATE

FILE NO.

SECTION

. . . 2

We attach hereto a list of the type of complaints received in Ward 3 since January 1, 1974.

The vast majority of those complaints have subsequently been rectified.

You will note that 17 apartment buildings have been inspected pursuant to the Housing Standards By-law and the public must have observed the improvement in the external appearance of several properties.

As to the shopping plazas, these are under constant surveillance and such action as is necessary taken in an attempt to keep them as presentable as possible.

Yours very truly,

C. C. Moore

CCM:ws

C. C. Moore
By-law Enforcement Supervisor



COMPLAINTS: WARD 3

JANUARY 1/74
to
OCTOBER 25/74

Garbage	34	
Commercial Vehicles	18	
Trailers	2	
Minimum Standards	17	
Businesses	3	
Multiple Occupancy	11	
Miscellaneous	18	(Ponding, Building)
Debris	12	
Heat	6	
Pool	4	
Storage	1	(Open Storage)
Agricultural Use	1	
Wrecks	3	
Highway Obstruction	4	(Boulevard)
Plazas	1)	Forest Glen
	2)	Hi-Point Mall, 3415 Dixie
	3)	Rockwood Mall, Dixie
	4)	1125 Bloor St. E.
	5)	Towers, Dixie & Dundas
	6)	Tomken & Burnhamthorpe
	7)	1185 Dundas St. E.
	8)	1133 Dundas St. E.

Nov. 5th 1974

WARD. 3 AREA

DAILY REPORT

THE FOLLOWING PLAZAS CHECKED AND FOUND TO BE NEAT & TIDY.

- (1) FOREST GLEN - NO UNLICENSED AUTOS.
- (2) 3415 DIXIE RD. H. POINT MALL.
- (3) 1125 BLOOR ST. E. APPLEGROOD HILLS.

THE FOLLOWING COMPLAINTS OBSERVED.

- (1) 1715 BLOOR ST. E. SHELL STATION
ILLEGAL SIGN - WILL BE REMOVED -
PROPERTY CLEAN
- (2) 815 BLOOR ST. E. WASHER ON BLOOR.
OWNER GREGORY PARINDE WILL REMOVE
ADVISED BY MUNISAN TO PUT OUT.
ADVISED WRONG. NOV. 6/74 REMOVED.
- (3) 3355 TONY TRAIL - GARBAGE CANS ON BLOOR.
SUPT. NOT IN BY LAW 3877 LEFT.
- (4) 1400 WINNING TRAIL - GARBAGE ON
BLOOR. TOWNHOUSES.
- (5) 3455 HAVENWOOD - GARBAGE ON BLOOR.
TOWNHOUSES. ATTEND AT 1350 WINNING
TRAIL UNIT 86 RENTAL OFFICE WILL HAVE
GARBAGE REMOVED.

BURNHAMDALE INVESTMENTS LTD. HAVE BEEN
VERY CO-OPERATIVE AFTER CONVICTION AT 1560
BLOOR ST. E. RE GARBAGE ON BLOOR.

PROP. MGR.
MRS. SHARON HOLD will be applying
for summonses against her tenants
for placing the garbage on the Blvd.
before the required times. Nov 6/74 removed

(6) 3450 HAWTHOOD GARbage CANS ON
BLVD. SPEAK WITH MRS CHARLES LEE.
SUPT. GARbage CANS REMOVED

(7) WILLIAMSPT NEW CONSTRUCTION AT THE
REAR OF HIGH POINT MALL. HOARDING AND NOISE
ON BLVD. SPEAK WITH SUPT. MIHAN MASEK.
will HAVE RECTIFIED BY NOV. 6th/74.

(8) 1657 GLEN RUTHER CIRCE. SPEAK WITH
MRS. ROGER COTE. RE UNLICENSED TRUCK ON
PROPERTY - ADVISED OF BY LAW 5500 AND
LETTER would BE SENT TO HER. CONFIRMING
THE CONVERSATION TO HAVE TRUCK REMOVED.
A GENERAL PATROL OF THE AREA REVEALED
IT TO BE IN A NEAT & TIDY CONDITION.
LETTER SENT OUT NOV 6/74

HERB. SUTCLIFFE
B.L.E.O.

WEDNESDAY, NOVEMBER 6TH 1974.

B. PAYTON B.I.E. DEPT.

DAILY REPORT re WARD 3 AREA.

THE FOLLOWING PROPERTIES WERE VISITED AND INSPECTED THIS DATE
RELATIVE TO POSSIBLE CITY OF MISSISSAUGA BY-LAW CONTRAVENTIONS
AND ARE LISTED IN SEQUENCE OF SUCH VISITS:

A.

1. ROCKWOOD MALL, BURNHAMTHORPE RD., AND DIXIE ROAD.
PROPERTY IN CLEAN CONDITION, NO UNLICENSED OR WRECKED
VEHICLES OBSERVED. NO TRUCKS PARKED OR STORED.
2. 1350 WINDING TRAIL (TOWNHOUSE COMPLEX) NO GARBAGE
NOTED RELATIVE TO THIS PROPERTY OTHER THAN A BED
FRAME ON THE DIXIE ROAD SIDE OF COMPLEX, IN
FRONT OF UNITS 74 & 99. THE PROPERTY MANAGEMENT
WERE ADVISED TO HAVE FRAME REMOVED FORTHWITH.
3. 1370 SILVERSPEAR (TOWNHOUSE COMPLEX) AN INSPECTION
REVEALED ALL IN ORDER.
4. HIGH POINT MALL, DIXIE RD AND BLOOR ST.
AN INSPECTION REVEALED THE PLAZA CLEAR OF WRECKED OR
UNLICENSED VEHICLES, ALSO FREE OF REFUSE AND/OR
DEBRIS. ONE CARTON OF GARBAGE WAS NOTED TO
THE REAR OF THE PLAZA, ADJACENT TO THE MAJOR
FOOD STORE. CARTON TO BE REMOVED AFTER MANAGER
SPOKEN TO.
5. 3480 HAVENWOOD DRIVE (APARTMENT BUILDING) INSPECTION -
ALL IN ORDER, NO WRECKED OR UNLICENSED VEHICLES ON LOT.

6. 3516 WILLIAMS AVE (TOWNHOUSES) GENERAL CONDITIONS FOUND IN GOOD CLEAN CONDITION. ONE PACKAGE OF GARBAGE ON BOULEVARD AT WEST END OF COMPLEX. PROPERTY SUPERINTENDENT ADVISED TO HAVE REMOVED.

7. FOREST GLEN PLAZA. INSPECTION, ALL IN ORDER.

8. 3395 PONYTRAIL (APARTMENT BLDG.) EXTERIOR OF BUILDING IN GOOD CONDITION, ALSO GROUNDS. THE PARKING AREA WAS NOTED AS FREE OF WRECKED OR UNLICENSED VEHICLES.

9. 3355 PONYTRAIL (APARTMENT BLDG.) PROPERTY VIEWED AND FOUND IN CLEAN CONDITION, HOWEVER WHEN THE PROPERTY WAS VIEWED FROM BLOOR STREET, IT WAS NOTED THAT WINDOWS WERE BROKEN ACROSS THE SOUTH SIDE OF THE INDOOR PARKING AREAS. INFORMATION WAS OBTAINED FROM AN OCCUPANT TO THE EFFECT THAT THE WINDOWS WERE TO BE SHORTLY BOARDED UP. ABOUT FIFTEEN WINDOWS BROKEN.

10. 3380 PONYTRAIL (TOWNHOUSES) INSPECTED AND FOUND IN CLEAN CONDITION. BOULEVARDS FREE OF REFUSE, ALSO PARKING AREAS.

11. 3450 FIELDGATE DR. (APARTMENT BLDG.) GROUNDS AND PARKING LOT, ALSO BUILDING EXTERIOR VIEWED, ALL IN ORDER.

12. 1745 BLOOR ST (APARTMENT BLDG.) INSPECTION OF EXTERIOR AND PROPERTY REVEALED:
- (a) GENERALLY STREWN WITH PAPER REFUSE.
 - (b) BROKEN CEMENT BLOCKS AND AUTOMOBILE ENGINE ADJACENT TO NORTH FENCE LINE.
 - (c) ONE UNLICENSED INTO NORTH EAST CORNER.
 - (d) AUTO LIC# BTA 323 - FORD BLOCKED UP ON REAR PARKING AREA - MAJOR REPAIRS.
 - (e) AUTO LIC# BSX 488 - FORD - THREE FLAT TIRES.
 - (f) BALCONIES IN NEED OF PAINTING, PARTICULARLY BALCONIES ON THE WEST SIDE OF BUILDING.
13. 1750 BLOOR ST (APARTMENT BLDG.) INSPECTED - ALL OBSERVED IN GOOD CONDITION.
14. 3320 FIELDGATE DR. (APARTMENT BLDG.) PROPERTY INSPECTED AND FOUND IN GOOD CONDITION OTHER THAN BALCONIES SHOWING SIGNS OF PAINTING REQUIRED.
15. 3315 FIELDGATE DR. (APARTMENT BLDG.) INSPECTED AND FOUND IN GOOD CLEAN CONDITION.
16. 1560 BLOOR ST. (TOWNHOUSES.) INSPECTION OF PARKING AREAS AND BOULEVARDS REVEALED SAME IN CLEAN CONDITION. NO INFRACTIONS OBSERVED.
17. 1465 TUNEBURN CRES (APARTMENT BLDG.) INSPECTION, GENERALLY IN CLEAN CONDITION, NO REFUSE OF COMMERCIAL VEHICLES ON LOT.

Brian Payton

Nov. 6th/74

WARD 3 AREA

DAILY REPORT.

THE FOLLOWING PLAZAS CHECKED AND FOUND
TO BE NEAT & TIDY

- (1) 1183 DUNDAS ST. E.
- (2) 1185 DUNDAS ST. E.

THE FOLLOWING COMPLAINTS OBSERVED.

- (1) 1391 GLEN RUTHER CIRCLE DEBRIS IN
SIDE DRIVE. NO ANSWER CARD LEFT.
- (2) 1693 GLEN RUTHER CIRCLE GARBAGE ON
BLVD. CAUTION DAVID BUKHARD BY-LAW 3877
LEFT.
- (3) 3590 HAVEN GLEN UNLICENSED VEHICLE
ON DRIVE. NO ANSWER CARD LEFT, PHOTO
LETTER TO BE SENT OUT.
- (4) 1663 WEAVER CRES. GARBAGE ON BLVD.
CAUTION K. BRANNEY
- (5) 3460 HAVEN GLEN GARBAGE ON BLVD.
CAUTION. CAROL ELLIOT.
- (6) 3034 PAKISTAN RD VACANT HOUSE
INSECURE PHOTO - FURTHER INVESTIGATION

A GENERAL PATROL OF THE AREA REVEALED IT
TO BE IN A NEAT & TIDY CONDITION

HERB. SITCHIFFE
B.I.E.O.

WARD 3

TU NOVEMBER 1974

B. PAYTON

B.L.E.

DAILY REPORT - ~~WARD THREE AREA~~

THE FOLLOWING PROPERTIES AND AREAS WERE PATROLLED
AND INVESTIGATED RELATIVE TO BY-LAW CONTRAVENTIONS:-

1. 1133 DUNDAS STREET EAST - (PLAZA.) IN ORDER.
2. 1185 DUNDAS STREET EAST - (PLAZA.) IN ORDER.
3. TOWERS PLAZA DIXIE & DUNDAS ST. INSPECTION RE
REFUSE & DEBRIS & WRECKED VEHICLES. IN ORDER.
4. PATROL BLOOR ST. EAST OF DIXIE INSPECTION RE IMPROPERLY
PUT OUT GARBAGE (PICKUP DAY). ALL IN ORDER.
5. 1867 BLOOR ST - (APT. BLDG.) INSPECTION RE VEHICLES
AND REFUSE. ALL IN ORDER.
6. 1785 BLOOR ST. - (APT. BLDG.) PAPER REFUSE ALONG
EAST FENCE LINE. TO BE CLEARED FORTHWITH.
7. 1759 BLOOR ST - (APT. BLDG.) INSPECTION - TWO
WRECKED AUTOMOBILES PARKED ON LOT. (FORD & VOLKSWAGEN.)
8. 1615 GLEN RUTLEY CIRCLE. RECREATIONAL VEHICLE PARKED
IN FRONT OF HOUSE LINE (LIC# BTB 732).

9. 1057 GLEN RUTLEY CIRCLE. UNLICENSED PICKUP TRUCK
BLOCKED UP & WHEELS OFF. NO OCCUPANT RESPONDED
AT DWELLING.
10. GENERAL PATROL & OBSERVATIONS OF STREETS WEST OF
FIELDGATE DR. TO DIXIE RD. BURNHAMTHORPE RD
SOUTH TO BLOOR STREET. BOULEVARDS CLEAR OF REFUSE.
11. 1125 BLOOR ST (APPLEWOOD HILLS PLAZA) INSPECTION.
ALL IN ORDER.
12. 1470 BLOOR ST. (APT. BLDG) INSPECTION - IN ORDER.
13. 992 - 1034 BURNHAMTHORPE RD. (STRIP PLAZA.)
INSPECTION REVEALED PLAZA STREWN WITH REFUSE,
PARTICULARLY EAST AND SOUTH FENCE LINE.
14. PATROL RESIDENTIAL AREA. EAST OF FIELDGATE DR,
SOUTH FROM BURNHAMTHORPE TO BLOOR ST.
15. HIGH POINT MALL INSPECTION. IN ORDER.
16. FOREST GLEN PLAZA. INSPECTION. IN ORDER.

Brian Layton

WARD. 3 AREA.

Nov 7/74

DAILY REPORT.

THE FOLLOWING PLAZAS CHECKED AND
FOUND TO BE NEAT & TIDY EXCEPT 4 & 5.

- (1) FOREST GLEN.
- (2) 3415 DIXIE RD - HI POINT MARK EXCEPT
DIVE BOX OF GARBAGE BEHIND MIRACHE MART
CAUTION MR. V.C. HANSEN WITH HOLE REPAIR
- (3) DIXIE RD RECKWOOD MARK -
- (4) DIXIE & DUNDAS. TOWERS - FAIRLY CLEAN.
- (5) TOMKEN & BURNHAMTHORPE RD. CAUTION MR. KEE
BARKERS MARK (A MR. FILLIS TOMKEN CARRY -
UNDER INVESTIGATION).

A GENERAL PATROL OF THE AREA REVEALED
IT TO BE NEAT & TIDY.

AS THIS WAS GARBAGE DAY PARTICULAR
ATTENTION WAS GIVEN AS TO THE WAY THE
GARBAGE WAS PUT OUT.

I WAS UNABLE TO FIND ANY NEW COMPLAINTS.
THIS DATE

Herb Sutcliffe
B.L.E.O.

Nov 7th/74

Ward 3 area

Outstanding Complaints.

- (1) 1665 Bloor St E - Minimum Standards
File 2458-74
- (2) 1745 Bloor St E - Minimum Standards
File 1520-74
- (3) 3320 Fuldgate Dr. Minimum Standards
File 2625-74
- (4) 1125 Bloor St E O.T.C. ^{City Plaza} School Personnel.
- (5) 1715 Bloor St E O.T.C. Sign.
- (6) 1010 Bloor St E (3 foster children)
File 2810-74
- (7) 2045 Dundas St E. Retail M1 Zone.
File - 2877-74
- (8) 2035 Dundas St E Retail M1 Zone & Sign
M1. Broadloom. 2851-74.
- (9) 1607 Dundas St E - O.T.C. sign
- (10) Plaza-Burnhamthorpe & Tomken - garbage & debris.
- (11) 1657 GLEN RUTHER CIRCL - IMMOBILE TRUCK.

Herb Sutcliffe
B.L.E.O.